



# Non-Emergency Maintenance Chargeable Services

The Board of Directors of the Third Laguna Hills Mutual passed resolution 03-18-140 on September 21, 2018, to approve the following updated schedule of non-emergency maintenance chargeable services. This program has been implemented for the convenience of the Members of Third Mutual.

Trade	Description of Service	Limitations	Cost*
<b>Carpentry</b>	Door Lock Services (rekeying, gate locks, storage cabinets)		\$55
	Mailbox Lock Service	Mutual Supplied	\$43
	Installation of Entry Door Dead Bolt Lock (excludes keyless lock systems)	Resident Supplied	\$70
	Installation of Manor Address/Letter on Entry Door	Resident Supplied	\$41
	Rescreen Sliding Screen Doors	Mutual Supplied	\$77
	Rescreen Window Screens	Mutual Supplied	\$60
	Install/Replace Door Stops/Bumpers	Resident Supplied	\$55
	Install/Replace Bathroom Accessories (towel bars, grab bars, toilet paper holders, soap dishes or toothbrush holders). Drywall installations only, not for fiberglass or tile.	Resident Supplied	\$55
	Sliding Closet Door Repair and Maintenance	Resident Supplied	\$77 to \$114
	Sliding Glass Door Repair and Maintenance	Resident Supplied	\$77 to \$114
	Sliding Window Repair and Maintenance	Resident Supplied	\$55 to \$114

<b>Electrical</b>	Light Bulb Replacement (max six bulbs per visit)	Resident Supplied	\$59
	Door Bell Service	Resident Supplied	\$108
	Breaker Service (electrical panel)	Mutual Supplied	\$63
	Ceiling Heat Service (thermostat)	Mutual Supplied	\$87
	Repair/Replace Outlets	Resident Supplied	\$59
	Repair/Replace Light Switches/Dimmer Switches	Resident Supplied	\$59
	Range Hood Filter Cleaning Service		\$92
	Replace Existing Light Fixture	Resident Supplied	\$92
	Replace Existing Smoke Detector (hard wired only)	Resident Supplied	\$59
	Replace Smoke Detector Batteries	Mutual Supplied	\$59

<b>Plumbing</b>	Repair/Replace Faucet (cartridge style)	Resident Supplied	\$91
	Repair/Replace Faucet (old style)	Mutual Supplied	\$156
	Repair/Replace Toilet Seat	Resident Supplied	\$58
	Low Flow Toilet Replacement	Mutual Supplied	\$200
	Repair/Replace Angle Stop Valve	Mutual Supplied	\$137
	Repair/Replace Shower Head and Shower Hose	Resident Supplied	\$58
	Repair/Replace Tub Spout	Resident Supplied	\$91
	Repair/Replace Fitting/Flange/Valve	Mutual Supplied	\$129
	Toilet Operation Repair Service	Mutual Supplied	\$91
	Mix-It Valve Service	Mutual Supplied	\$95
	Water Heater Repair	Mutual Supplied	\$38 to \$150
	Water Heater Replacement	Mutual Supplied Only and 10 year Mfg. Warranty	\$1,721
	Water Heater Service/Element Replacement	Mutual Supplied	\$171
	Water Shut Off and Turn On Request		\$58
	Ice Maker Hose Replacement	Resident Supplied	\$58
	Clothes and Dish Washer Hose Replacement	Resident Supplied	\$58
Clogged Drain Repair (“resident caused”)		\$156	

<b>Paving</b>	Pole/Bollard Installation (water heater related)	Building Code/Permits	\$150 to \$300
	Stain/Oil Clean-Up		\$126

<b>Facilities</b>	Heating/Cooling Filter Cleaning/Replacement Service (includes filter cleaning, filter change, diagnosis of the unit to make sure it’s operating to capacity and checking thermostats)	Resident Supplied	\$124
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<b>Limitations</b>	All Mutual-supplied parts will be standard brand only.		
	All Mutual-supplied parts will be limited to parts in stock.		
	All Mutual-provided parts and labor carry a 30-day warranty, unless specified otherwise.		
	Resident supplied: Resident to supply the replacement or repair parts at the time of service.		
	Failure to be present at the time of service will result in a \$15 no-show fee.		
	*Estimated cost includes service charge, labor and materials (unless otherwise specified)		

Resolution 03-18-140, which provides for an updated schedule of Non-Emergency Chargeable Services, includes the following guidelines:

- The service call charge for all Maintenance chargeable services is \$25.
- The \$25 permit processing fee for work that requires a City of Laguna Woods building permit, if VMS pulls the permit, shall remain in effect and will be charged to the Mutual Member.
- There is a \$15 service charge if the Mutual Member (or representative) is not home for a scheduled appointment and fails to cancel in advance.
- Should a Mutual Member not be notified of a scheduled appointment change or the technician does not make the scheduled appointment, the subsequent scheduled appointment will be at no charge to the Mutual Member.